

# Investment Property Summary

**5316 W. North Avenue, Chicago, IL 60639**

**MLS ID: 12714643**

| Item                                | Details                                                                       |
|-------------------------------------|-------------------------------------------------------------------------------|
| List Price                          | \$469,900                                                                     |
| Price/SF                            | \$114.67                                                                      |
| Property Type                       | Mixed-Use (Apartments/Office)                                                 |
| Zoning                              | B3-1                                                                          |
| Building Size                       | 4,098 SF                                                                      |
| Lot Size                            | 25 x 120 (3,000 SF)                                                           |
| Year Built                          | 1926                                                                          |
| Commercial Space                    | Approx. 1,044 SF Street-Level Office                                          |
| Residential                         | 2 × Two-Bedroom / One-Bath Apartments                                         |
| Garage                              | Detached 2-Car Garage                                                         |
| Stories                             | 3                                                                             |
| Occupancy                           | 100% Vacant                                                                   |
| Current Annual Income               | \$0                                                                           |
| Projected Annual Operating Expenses | \$14,423 (Owner Projection)                                                   |
| • Fuel                              | \$3,965                                                                       |
| • Electric                          | \$299                                                                         |
| • Water                             | \$2,159                                                                       |
| • Insurance                         | \$8,000                                                                       |
| Current NOI                         | \$0 (Vacant Building)                                                         |
| Cap Rate                            | N/A – Building is fully vacant                                                |
| Taxes (2023)                        | \$3,376                                                                       |
| Potential Uses                      | Owner-Occupant, Investment, Apartments, Office, Mixed-Use (subject to zoning) |

## Property Highlights

- Fully vacant mixed-use building provides immediate flexibility for leasing, owner occupancy, or renovation.
- Prime North Avenue frontage with access to public transportation, restaurants, shopping, and expressways.
- Sold AS IS. Buyer should independently verify all information including zoning, dimensions, square footage, and permitted uses.